

Planning Commission Date: November 8, 2006

Item No. **2.**

MILPITAS PLANNING COMMISSION AGENDA REPORT

Category: Public Hearing

Report Prepared by: Kim Duncan

Public Hearing: Yes: X No:

Notices Mailed On: 10/27/06

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TITLE: MAJOR VESTING TENTATIVE MAP NO. MA2006-4

Proposal: A request for a sixty-five (65)-lot subdivision for the previously approved Town Center Villas Residential Subdivision.

Location: North of Town Center, east of North Milpitas Boulevard. (APN: 028-12-019)

RECOMMENDATION: Recommend approval to the City Council.

Applicant/Owner: Shapell Homes, c/o Susan Mineta, 100 North Milpitas Boulevard, Milpitas, CA 95035.

Previous Action(s): S-Zone Approval and Amendments, Use Permits, EIA's, General Plan Amendment, and Rezone.

Environmental Info: Initial Study and Mitigated Negative Declaration No. EA2002-12

General Plan Designation: Town Center

Present Zoning: Town Center

Existing Land Use: Vacant

Agenda Sent To: Applicant/Owner as noted above.

Attachments: Plans

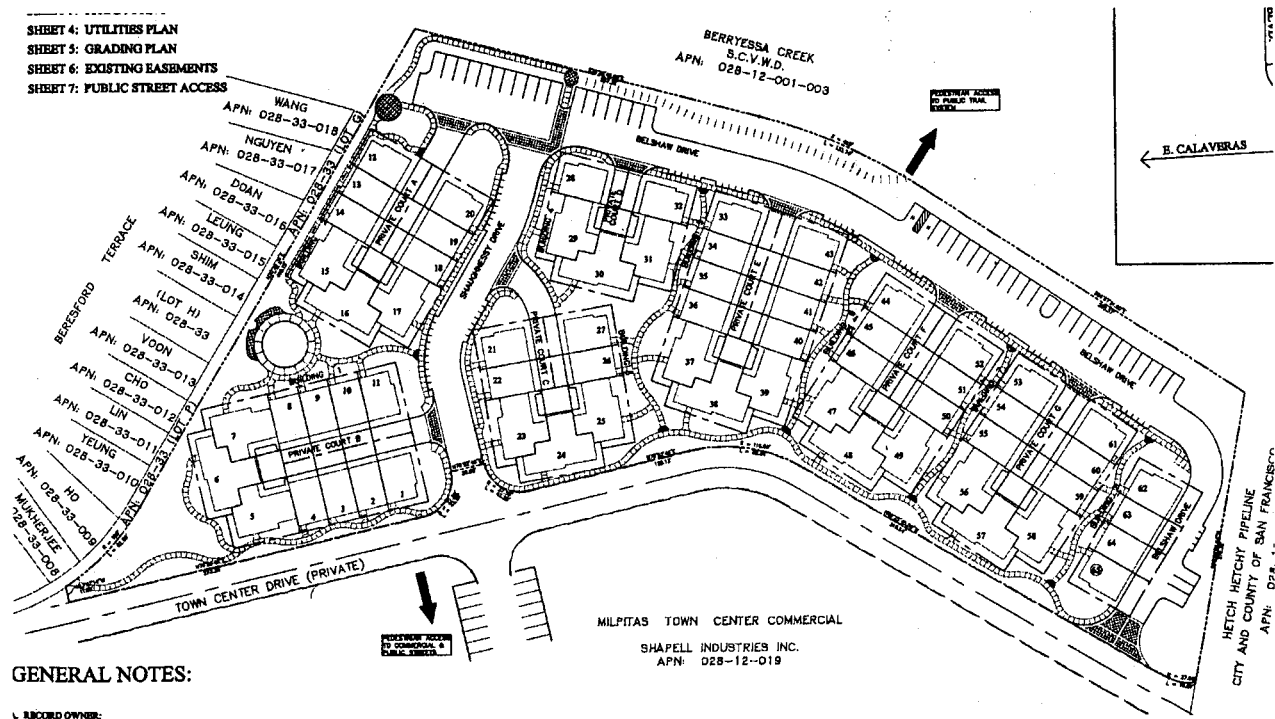
PJ# 3208

BACKGROUND

In March 2004, the City approved the redevelopment of the Town Center Shopping Center in the northeast area of North Milpitas Boulevard and Calaveras Boulevard. The redevelopment of the site included approval of a 65-unit multi-family residential development (SZ2003-13; EA2002-12) and Use Permit (UP2002-43) for the development at a density below 20 DU per acre and site improvements at the rear of the property. Subsequently, the Planning Commission approved a Tentative Map to subdivide the existing 22-acre parcel into 2 parcels for the purpose of separating the approved commercial and residential uses.

SITE DESCRIPTION

The approximately 4.80 acre site is located north of Town Center Shopping Center, off Town Center Drive (private), roughly bordered by Beresford Terrace to the northwest, Berryessa Creek to the north, and Mervyn's to the west. Surrounding land uses include commercial, office, restaurants, City facilities, and residential uses.



Town Center Residential Vesting Tentative Map

THE APPLCIATION

The applicant is requesting approval of a Major Vesting Tentative Map, pursuant to Section XI-1 4.00 (Tentative Map) and XI-1-30.00 (Vesting Tentative Map) of the Milpitas Municipal Code Subdivision Ordinance and Section 66452 of the Subdivision Map Act.

TENTATIVE MAP

The applicant is proposing to subdivide an existing 4.80 gross acre parcel to create sixty-five (65) individual town home units, with the remainder of the parcel designated as common area. As previously approved (SZ2003-13 in March, 2004), the town homes would be located in building clusters of eight, with individual town homes approximately 1,233 square feet to 2,365 square feet in size. Each building cluster would be accessible from private drive courts located off the proposed private streets (Shaughnessy Drive and Belshaw Drive) with direct access to individual parking garages. The individual town home units would consist of the following:

Building Cluster	Proposed Units	Building Cluster	Proposed Units
Cluster A (9 units)	1,233 sq. ft.-4 1,590 sq. ft.-2 1,986 sq. ft.-2 2,365 sq. ft.-1	Cluster E (11 units)	1,233 sq. ft.-6 1,590 sq. ft.-2 1,986 sq. ft.-2 2,365 sq. ft.-1
Cluster B (11 units)	1,233 sq. ft.-6 1,590 sq. ft.-2 1,966 sq. ft.-2 2,365 sq. ft.-1	Cluster F (9 units)	1,233 sq. ft.-4 1,590 sq. ft.-2 1,936 sq. ft.-2 2,365 sq. ft.-1
Cluster C (7 units)	1,233 sq. ft.-2 1,590 sq. ft.-2 1,936 sq. ft.-2 2,365 sq. ft.-1	Cluster G (9 units)	1,233 sq. ft.-4 1,590 sq. ft.-2 1,936 sq. ft.-2 2,365 sq. ft.-1
Cluster D (5 units)	1,590 sq. ft.-2 1,986 sq. ft.-2 2,365 sq. ft.-1	Cluster H (4 units)	1,233 sq. ft.-2 1,590 sq. ft.-2

Site Access/Street Names: As previously approved, primary access to the project site, as well as on-site circulation, is provided by a main loop road around the site, located off the existing private Town Center Drive (north of Town Center Shopping Center). The proposed names for the main loop road are Shaughnessy Drive (west access) and Belshaw Drive (east access). The two new proposed street names were selected from the City Street Name List approved by the City Council in May, 2006. Residential parking would be provided by individual parking garages off the private street court, with guest parking along the north perimeter of the project site.

Park Dedication

As part of the approved Town Center Residential development, the applicant is required to provide park and open space based on the 65 residential units approved, therefore the development would require 0.491 public acres and 0.328 private acres. According to the Vesting Tentative Map, the 0.328 private acres of required on-site are met with on-site amenities that include interior courtyards and open multi-purpose areas. As conditioned in the original 'S' Zone approval (SZ2003-13), the public acres will be satisfied with the payment of a park-in-lieu fee prior to the issuance of any building permits.

Other Improvements

According to the Vesting Tentative Map, interior walkways provide pedestrian access throughout the project site, as well as the Berryessa Creek Trail, recreation areas, and to off-site commercial areas. A public access connection to the Berryessa Creek Trail is proposed on the northwest and northeast portions of the parcel, with a public access walkway along the north perimeter of the common area (Parcel A). Individual toter spaces are provided along the interior private streets for residential garbage pick up.

ISSUES

Long Term Impacts

The proposed project is for the subdivision of an existing parcel to sixty-five (65) individual units for the future construction of a previously approved town home development. As

previously approved, the proposed project is not anticipated to adversely impact parking or circulation, or create long term nuisances from construction-related noise or airborne dust in the surrounding residential areas.

Conformance with the General Plan

The proposed Major Vesting Tentative Map is consistent with Implementing Policy 2.a-I-2 (promote in-fill development) in that is map will allow the development of residential units in an underutilized portion for the Town Center property. In addition, it is consistent with Policy 2.a-I-20 (develop the Town Center as a distinct mixed use complies) in that the subdivision will allow the development of residential units, which will implement a mixed-use project at Town Center.

Conformance with the Zoning Ordinance

Pursuant to Section XI-10-22.01 of the Zoning Ordinance, the proposed Major Vesting Tentative Map will create 65-legal lots that will conform with the purpose and intent of the Town Center District. The subdivision will result in meeting the development standards for the Town Center district as show in Table 1 below.

Table 1:
Conformance with Town Center (TC)
Development Standards

Town Center Development Standards	Proposed	Complies?
Front Yard Setback: 20 feet	Approximately 10-18 feet	No (see below)
Side and Rear Setbacks: 0 feet and 15 feet (abutting a residential district)	18 feet	Yes
Density: 1-20 DU/Acre with CUP and 21-40 DU/Acre	14 DU/Acre with CUP	Yes*
Parking: 156 spaces	176 spaces	Yes

Front Yard Setbacks

According to the Vesting Tentative Map, setbacks from the private Town Center Drive property line to the proposed building lines are approximately 10 feet to 18 feet. The Town Center (TC) district requires twenty (20)-feet of front yard, except those areas which have frontage on East Calaveras Boulevard, which shall be thirty-five feet. Setbacks (or yards as described in the zoning code) are measure perpendicularly from the property line to the face of the nearest exterior wall of any main building. Because each individual owner only has a deeded interest in the airspace within their unit, no main building exists for measurement to the setback requirement, rendering the setback requirement inapplicable to this development.

Conformance with the Subdivision Map Act and Subdivision Ordinance

With respect to approving the subject application, the Subdivision Map Act defers to local ordinance (Article 5, Section 66463). The City's Subdivision Ordinance requires design and

improvement consistency with the General Plan. As previously mentioned, the proposed Major Vesting Tentative Map is in conformance with the General Plan.

Conformance with CEQA

An Initial Study and Draft Mitigated Negative Declaration (EA2002-12) were prepared for the original Town Center Redevelopment project (SZ2003-12, SZ2003-13, and UP2002-43), which included the 65-unit town home residential development, and on March 24, 2004, the Planning Commission adopted the Mitigated Negative Declaration. Potential environmental impacts from the project included construction and project-related issues from noise, dust, and stormwater runoff. Mitigation measures for those potential environmental impacts were proposed that reduced the impacts to a level less than significant.

Further discussion of other potential impacts and mitigation measures are included in the attached Environmental Assessment No. EA2002-12.

RECOMMENDATION

Close the Public Hearing. Recommend approval of Major Tentative Map No. MA2006-4 to the City Council.

FINDINGS

California Environmental Quality Act

1. An Initial Study and Mitigated Negative Declaration (EA2002-12), prepared for the Town Center Redevelopment project and adopted by the Planning Commission on March 24, 2004, determined that, with mitigation, the project does not pose a significant impact to the environment.

General Plan

2. The proposed project is consistent with the Milpitas General Plan in that it is consistent with:
 - Policy 2.a-I-2 (promote in-fill development) in that is map will allow the development of residential units in an underutilized portion for the Town Center property
 - Policy 2.a-I-20 (develop the Town Center as a distinct mixed use complies) in that the subdivision will allow the development of residential units, which will implement a mixed-use project at Town Center.
 - 2.a-G-3 and 2.a-I-10, which provide for a variety of housing types and densities that meet the needs of individuals and families, as well as foster community pride and growth through beautification of existing and future development;
 - Implementation Policy 2.a-I-2 which promotes in-fill development in the incorporated city limits. The project is an infill project replacing existing residential structures, primarily surrounded by existing developed sites;

Zoning Ordinance

3. The proposed project, as conditioned, is consistent with the Milpitas Zoning Ordinance in that the proposed development is within the allowable density of the zoning district and conforms to the land use and development standards of the Town Center (TC) zoning district.

4. The layout of the site is compatible and aesthetically harmonious with adjacent and surrounding development because the project would be complementary to the adjacent existing residential development to the northwest, west, and south of the project site.

Subdivision Map Act

5. The proposed project is consistent with the State Subdivision Map Act and the Subdivision Ordinance in that the proposed subdivision, design, and improvements are consistent with the General Plan.
6. The site is physically suitable for the proposed density of development because the project is in conformance with the General Plan density requirements, and the Zoning Ordinance in terms of lot area, width, and yard requirements.
7. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife and their habitat because, as conditioned, no structures will be permitted within the required rear yard.
8. That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision because, as conditioned, all appropriate encroachment easements will be obtained prior to construction activities, and access to property will be from a city maintained public street.

CONDITIONS OF APPROVAL

1. This approval is for Major Vesting Tentative Map No. MA2006-4 for a sixty-five (65) new town home subdivision as depicted on the Major Vesting Tentative Map, dated November 8, 2006, and as amended by these conditions of approval. (P)
2. The proposed project shall be conducted in compliance with all applicable federal, state, and local regulations. (P)
3. If, at the time of submittal for the Major Vesting Map, there is a project job account balance due to the City for recovery of review fees, review of parcel map will not be initiated until the balance is paid in full. (P)
4. The issuance of building permits to implement this land use development will be suspended if necessary to stay within (1) available water supplies, or (2) the safe or allocated capacity at the San Jose/Santa Clara Water Pollution Control Plant, and will remain suspended until water and sewage capacity are available. No vested right to the issuance of a Building Permit is acquired by the approval of this land development. The foregoing provisions are a material (demand/supply) condition to this approval. (E)
5. Prior to issuance of any building permits, developer shall obtain approval from the City Engineer, for the water, sewer and storm drain studies of this development. These studies shall identify the development's effect on the City's present Master Plans and the impact of this development on the trunk lines. If the results of the study indicate that this development contributes to the over-capacity of the trunk line, it is anticipated that the developer will be required to mitigate the overflow or shortage by construction of a parallel line or pay a mitigation charge, if acceptable to the City Engineer. (E)

6. Prior to any building permit issuance developer shall submit an executed petition to annex the subject property into the CFD 2005-1, with respect to the property, the special taxes levied by Community Facility District (CFD 2005-1) for the purpose of maintaining the public services. The petition to annex into the CFD shall be finalized concurrently with the final map recordation or prior to any building permit issuance, whichever occurs first. The developer shall comply with all rules, regulations, policies and practices established by the State Law and/or by the City with respect to the CFD including, without limitation, requirements for notice and disclosure to future owners and/or residents. (E)
7. Prior to any building permit issuance or map recordation (whichever occurs first), the developer shall:
 - A. Obtain design approval and bond for all necessary public improvements including but not limited to water main, sewer main, fire hydrants, public utility relocation/removal/abandonment, sewer and water services. Plans for all public improvements shall be prepared on Mylar (24"x36" sheets) with City Standard Title Block and submit a digital format of the Record Drawings (AutoCAD format is preferred) upon completion of improvements. The developer shall also execute a secured public improvement agreement. The agreement shall be secured for an amount of 100% of the engineer's estimate of the construction cost for faithful performance and 100% of the engineer's estimate of the construction cost for labor & materials. The subject improvements shall be constructed to City engineer satisfaction, prior to issuance of the building occupancy permit for the last residential unit.
 - B. In addition bond for the design and installation of a traffic signal and/or necessary geometric improvements to improve operations at the Hillview/Town Center Drive intersection. The developer shall be responsible for annual monitoring of this intersection for a period of five years ***from the date of building occupancy issuance for the last residential unit***, during months of normal traffic flow (April or October). The annual monitoring report shall be submitted to the City for review and approval. The developer shall complete the construction of the improvements within 18 months of observed queue lengths blocking intersections during 15 percent or more of the traffic signal cycles during an observed hour. The improvements shall be designed and constructed to satisfaction of the City Engineer.
 - C. Additionally bond for the design and construction of the proposed ADA compliance walkway ramp that connects Town Center in addition to this development to the Berryessa Creek pedestrian bridge and trail system. Subject ramp improvements shall be designed and constructed to the satisfaction of the City Engineer, prior to issuance of the building occupancy permit for the last residential unit. (E)
8. At the time of final map approval, the developer shall submit a grading plan and a drainage study prepared by a registered Civil Engineer. The drainage study shall analyze the existing and ultimate conditions and facilities. All studies shall be reviewed and approved by the City Engineer and the developer shall satisfy the conclusions and recommendations of the approved drainage study prior to final map approval. (E)
9. The U.S. Environmental Protection Agency (EPA) has empowered the San Francisco Bay Regional Water Quality Control Board (RWQCB) to administer the National Pollution Elimination Discharge System (NPDES) permit. The NPDES permit requires all dischargers

to eliminate as much as possible pollutants entering our receiving waters. Construction activities which disturb 1 acres or greater are viewed as a source of pollution, and the RWQCB requires a Notice of Intent (NOI) be filed, along with obtaining an NPDES Construction Permit prior to the start of construction. A Storm Water Pollution Prevention Plan (SWPPP) and a site monitoring plan must also be developed by the applicant, and approved by the City prior to permit issuance for site clearance or grading. Contact the RWQCB for questions regarding your specific requirements at (800) 794-2482. For general information, contact the City of Milpitas at (408) 586-3329. (E)

10. Prior to building permit issuance, developer must pay all applicable development fees, including but not limited to, sewer, storm and water connection fees, sewer treatment plant fees, plan check and inspection deposit, and 2.5% automation fees on applicable fees. (E)
11. Prior to final map recordation, developer shall vacate all unnecessary (easements to be vacated) easements and if necessary relocate the existing facilities. (E)
12. Prior to building permit issuance, the developer shall dedicate necessary public service utility easements, easements for water and sanitary sewer purposes. (E)
13. Prior to or concurrent with final map recordation for the residential development, the developer shall:
 - A. Record a privately maintained pedestrian access easement through this subdivision for the benefit of the adjacent commercial parcel, connecting commercial parcel to the Berryessa Creek trail system.
 - B. Record a mutual access and maintenance agreement concurrent with the recordation of the final map. The mutual access and maintenance agreement shall cover the private street network and provide for the use of lands and maintenance of private facilities, including but not limited to private streets, private trail access, drainage, sewer, water, landscaping, walls and other common area facilities.
 - C. Establish a homeowner association, the homeowner association shall be responsible for the maintenance of the landscaping, walls, private street lights, private trail access, common area, and its fair share cost of maintaining access and facilities shared with commercial site, and private streets and shall have assessment power. This information shall be clearly included in the Conditions, Covenants, and Restrictions (CC&R) and recorded documents. The CC&R document shall be submitted for review and approval by the City Engineer. (E)
14. The tentative map and final map shall designate all common lots and easements as lettered lots or lettered easements. (E)
15. Drainage facilities outletting sump conditions shall be designed to convey the 100-Year flows with provisions for emergency overland outlets and protect all buildings. (E)
16. Prior to recordation of any final map, the developer shall submit to the City a digital format of the final map and public utilities (AutoCAD format). All final maps shall be tied to the North America Datum of 1983 (NAD 83), California Coordinate of 1983, zone 3. (E)
17. The final map shall be recorded prior to issuance of any building permit, *with the exception for the model homes*. (E)
18. Prior to final map recordation, the parcel map (MI 2004-3) previously approved to create this parcel shall be recorded. (E)

19. The developer shall dedicate on the final map necessary public service utility easements, street easements and easements for water and sanitary sewer purposes. (E)
20. The developer shall not obstruct the noted sight distance areas as indicated on the City standard drawing #405. Overall cumulative height of the grading, landscaping & signs as determined by sight distance shall not exceed 2 feet when measured from street elevation. (E)
21. All existing on-site public utilities shall be protected in place and if necessary relocated as approved by the City Engineer. No permanent structures, including building overhangs, are permitted within City easements and no trees or deep-rooted shrub are permitted within City utility easements, where the easement is located within landscape areas. (E)
22. Per Chapter 200, Solid Waste Management, V-200-3.10, *General Requirement*, applicant property owner shall not keep or accumulate, or permit to be kept or accumulated, any solid waste of any kind and is responsible for proper keeping, accumulating and delivery of solid waste. In addition, according to V-200-3.20 *Owners are Responsible for Solid Waste, Recyclables, and Yard Waste*, applicant / property owner shall subscribe to and pay for solid waste services rendered. Prior to occupancy permit issuance (start of operation), the applicant shall submit evidence to the City that a minimum level of refuse service has been secured using a Service Agreement with Allied Waste Services (formally BFI) for commercial services to maintain an adequate level of service for trash and recycling collection. After the applicant has started its business, the applicant shall contact Allied Waste Services commercial representative to review the adequacy of the solid waste level of services. If services are determined to be inadequate, the applicant shall increase the service to the level determined by the evaluation. For general information, contact BFI at (408) 432-1234. (E)
23. Submit construction improvements plans to all affected agencies for review and comment, including but not limited to PG&E, Santa Clara Valley Water District, and San Francisco PUC. Provide the City with any comments form the affected agencies. (E)
24. The developer shall submit the following items with the building permit application and pay the related fees prior to final inspection (occupancy) by the Building Division:
 - A. Storm water connection fee of **\$80,670** based on 4.81 acres @ \$16,771 per acre. The water, sewer and treatment plant fee will be calculated at the time building plan check submittal.
 - B. Water Service Agreement(s) for water meter(s) and detector check(s).
 - C. Sewer Needs Questionnaire and/or Industrial Waste Questionnaire.Contact the Land Development Section of the Engineering Division at (408) 586-3329 to obtain the form(s). (E)
26. In accordance with Chapter 5, Title VIII (Ord. 238) of Milpitas Municipal Code, for new and/or rehabilitated landscaping 2500 square feet or larger the developer shall:
 - A. Provide separate water meters for domestic water service & irrigation service. Developer is also encouraged to provide separate domestic meters for each tenant.
 - B. Comply with all requirements of the City of Milpitas Water Efficient Ordinance (Ord No 238). Two sets of landscape documentation package shall be submitted by the developer or the landscape architect to the Building Division with the building permit plan check package.

- C. Approval from the Land Development Section of the Engineering Division is required prior to building permit issuance, and submittal of the Certificate of Substantial Completion is required prior to final occupancy inspection. Contact the Land Development Section of the Engineering Division at (408) 586-3329 for information on the submittal requirements. (E)
27. In accordance with Milpitas Municipal Code XI-1-7.02-2, the developer shall underground all existing wires and remove utility poles within the subdivision with the exception of transmission lines supported by metal poles carrying voltages of 37.5K. All proposed utilities within the subdivision shall also be under-grounded. (E)
25. Per Milpitas Municipal Code Chapter 2, Title X (Ord. No. 201), developer may be required to obtain a permit for removal of any existing tree(s). Contact the Street Landscaping Section at (408) 586-2601 to obtain the requirements and forms. (E)
26. Prior to any work within public right of way or City easement, the developer shall obtain an encroachment permit from City of Milpitas Engineering Division.
27. The developer shall call Underground Service Alert (U.S.A.) at (800) 642-2444, 48 hrs prior to construction for location of utilities. (E)
28. It is the responsibility of the developer to obtain any necessary encroachment permits from affected agencies, including but not limited to, Pacific Gas and Electric, SBC, Comcast, **Santa Clara Valley Water District**, Santa Clara Transportation Agency, and City of Milpitas Engineering Division. Copies of approvals or permits from other agencies must be submitted to the City of Milpitas Engineering Division. (E)
29. The standard conditions of Engineering Exhibit "B" (dated July'96) where applicable shall be included with this tentative map (*Attached herewith*). (E)
30. Show all existing utilities within and bordering the proposed subdivision, and clearly identify the existing PG&E wire towers and state the wire voltage. (E)
31. The Flood Insurance Rate Map (FIRM) issued by the Federal Emergency Management Agency (FEMA) under the National Flood Insurance Program shows this site to be in Flood Zone "X". (E)
32. Make changes as noted on Engineering Services Exhibit "T" (dated 10/16/2006) and submit a Mylar of the revised tentative map to the Planning Division within three weeks of this tentative map approval. No application for the review of the final map or improvement plans will be accepted until this condition is satisfied. (E)

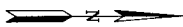
(P) – Planning Division

(E) – Engineering Division

Project Area

Buildings	1,40± acres
Streets	1,31± acres
Common Area	2,08± acres
Total	4,8± acres

BUILDING 1	11 UNITS
BUILDING 2	9 UNITS
BUILDING 3	7 UNITS
BUILDING 4	5 UNITS
BUILDING 5	11 UNITS
BUILDING 6	9 UNITS
BUILDING 7	9 UNITS
BUILDING 8	4 UNITS
	65 UNITS



EXISTING POLE
TRANSMISSION
LINE EASEMENT
TO REMAIN; SEE SHEET 5

EXISTING POLE
SWAY EASEMENT
TO REMAIN; SEE SHEET 5

PUBLIC ACCESS/CONNECTION TO BERRYESSA CREEK
TRAIL TO BE CONSTRUCTED WITH THE PROJECT.

BERRYESSA CREEK

OPEN SPACE TABULATION	
Common Open Space req'd	Common Open Space Provided (Excludes patios)
1.20 AC±	Parcel A=1.05 AC± Parcel B=1.03 AC± 2.08 AC±

PARKING TABULATION	
Parking Req'd	Parking Provided
2/unit - 2x65=130	130 (garage)
Guest 20% of 130=26	Guest 46 (open)
156 TOTAL	176 TOTAL

NOTE: SEE SHEET 3 FOR LOTTING

MILPITAS TOWN CENTER
COMMERCIAL

HETCH HETCHY PIPELINE
CITY AND COUNTY OF SAN FRANCISCO

VESTING TENTATIVE MAP
SITE PLAN

MILPITAS TOWN CENTER - RESIDENTIAL
MILPITAS, CALIFORNIA

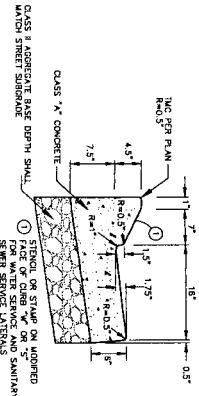
FOR: SHAPELL HOMES

Ruggeri - Jensen - Azar & Associates
8055 CAMINO ARROYO • GILROY, CA 95020
PHONE: (408) 848-0300 • FAX: (408) 848-0302

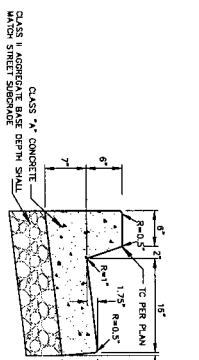
DATE	BY	CK	REVISIONS
JULY 06	AN		REVISIONS PER CITY COMMENTS
SEPT 06	CW		REVISIONS PER CITY COMMENTS

SCALE	DATE
AS SHOWN	MAY 2006

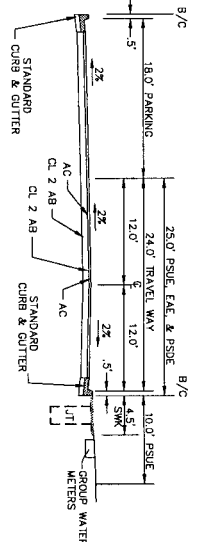
MODIFIED CURB AND GUTTER DETAIL
NO SCALE
PRIVATE COURT A-G, LOTS 62-65.



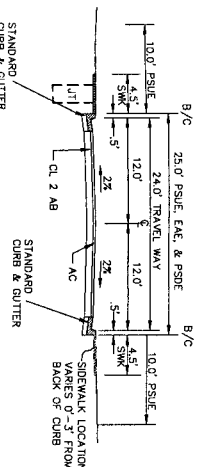
STANDARD CURB AND GUTTER DETAIL
NO SCALE
STREET A AND STREET B EXCLUDING LOTS 62-65.



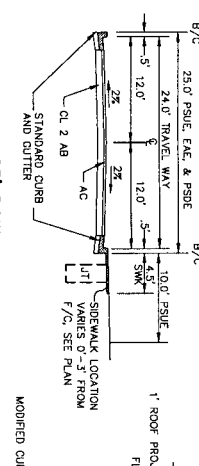
PORTIONS OF PRIVATE STREETS B&C
NO SCALE



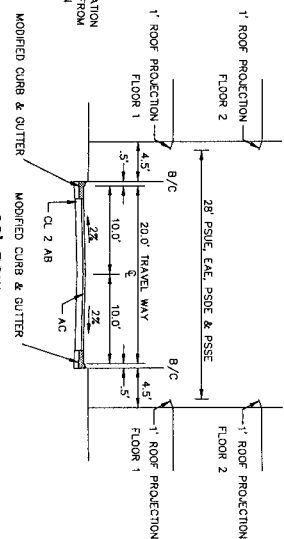
PORTIONS OF PRIVATE STREET A
NO SCALE

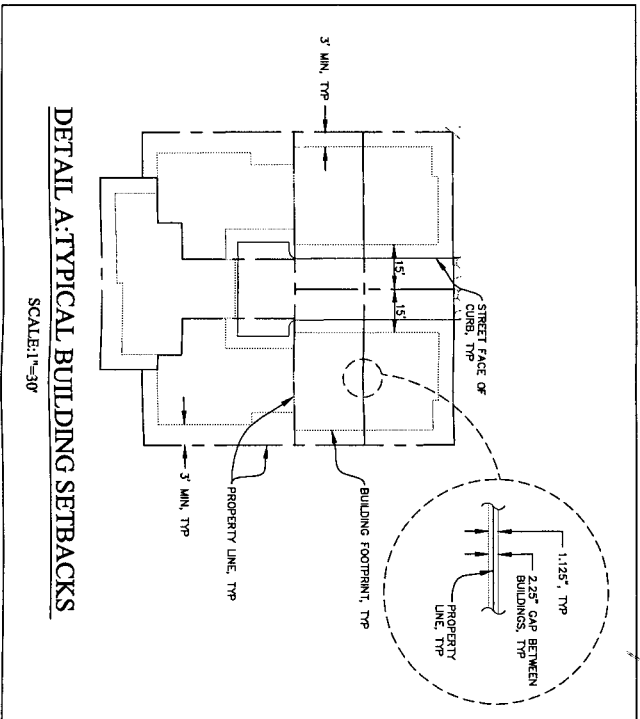
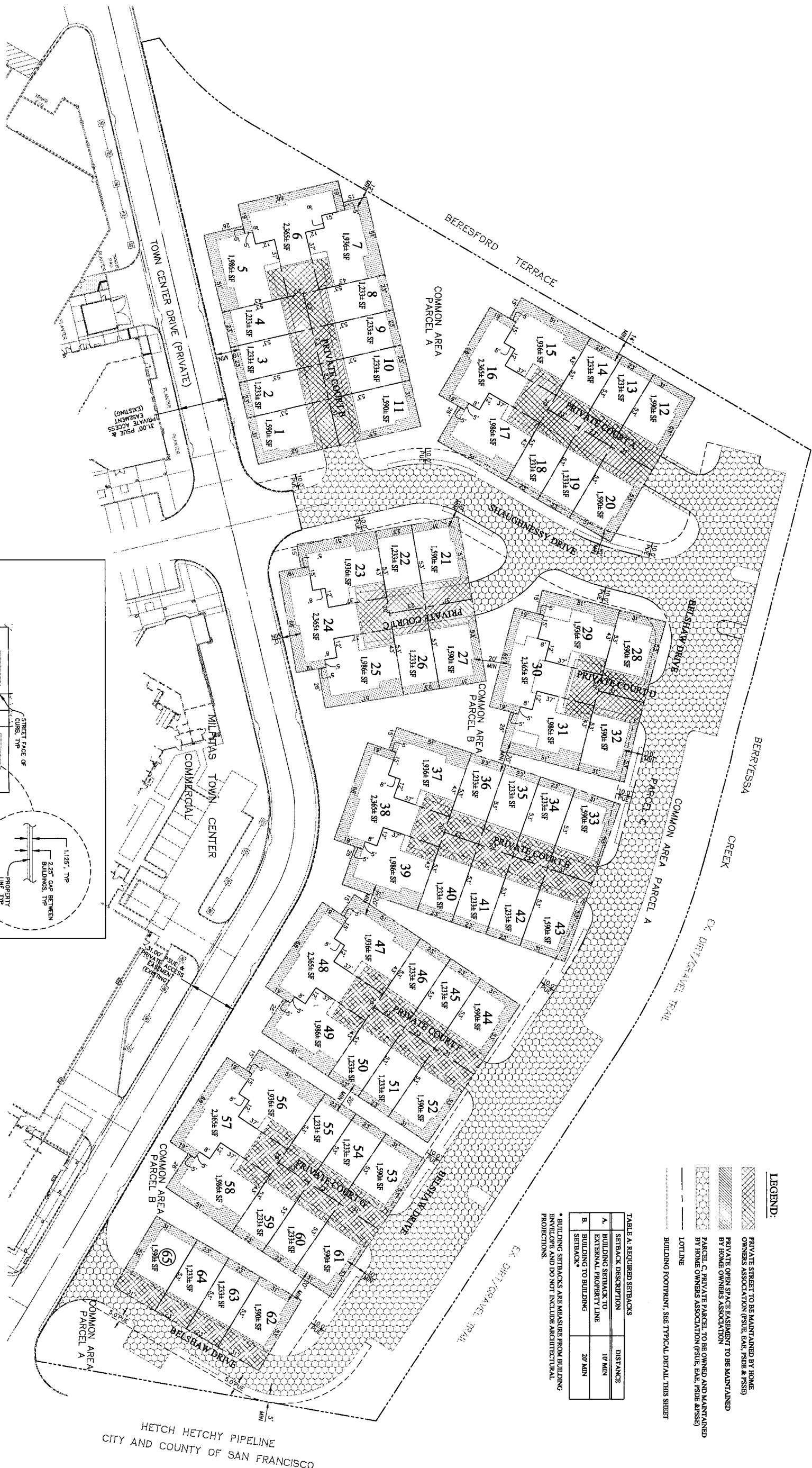


PORTIONS OF PRIVATE STREETS B&C
NO SCALE



PRIVATE COURTS A-G
NO SCALE



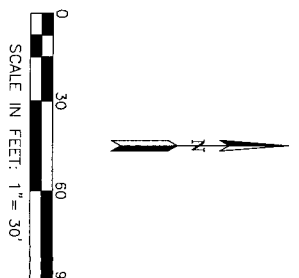


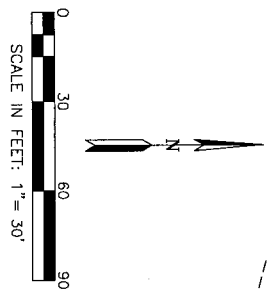
LEGEND:

- PRIVATE STREET TO BE MAINTAINED BY HOME OWNERS ASSOCIATION (PSUE, EAE, PSDE & PSSE)
- PRIVATE OPEN SPACE EASEMENT TO BE MAINTAINED BY HOME OWNERS ASSOCIATION
- PARCEL, C, PRIVATE PARCEL, TO BE OWNED AND MAINTAINED BY HOME OWNERS ASSOCIATION (PSUE, EAE, PSDE & PSSE)
- LOTLINE
- BUILDING FOOTPRINT, SEE TYPICAL DETAIL THIS SHEET

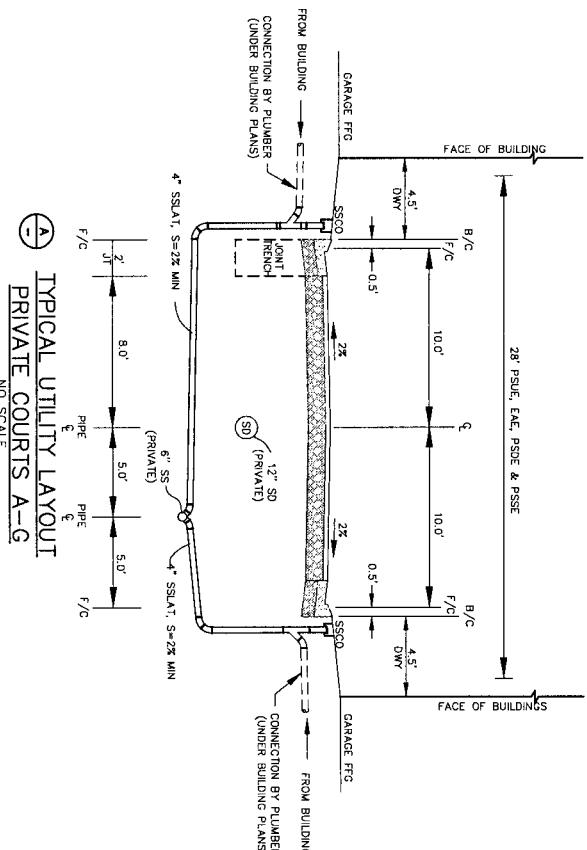
SETBACK DESCRIPTION	DISTANCE
A. BUILDING SETBACK TO EXTERNAL PROPERTY LINE	10' MIN
B. BUILDING TO BUILDING SETBACK	20' MIN

* BUILDING SETBACKS ARE MEASURED FROM BUILDING ENVELOPE AND DO NOT INCLUDE ARCHITECTURAL PROJECTIONS.

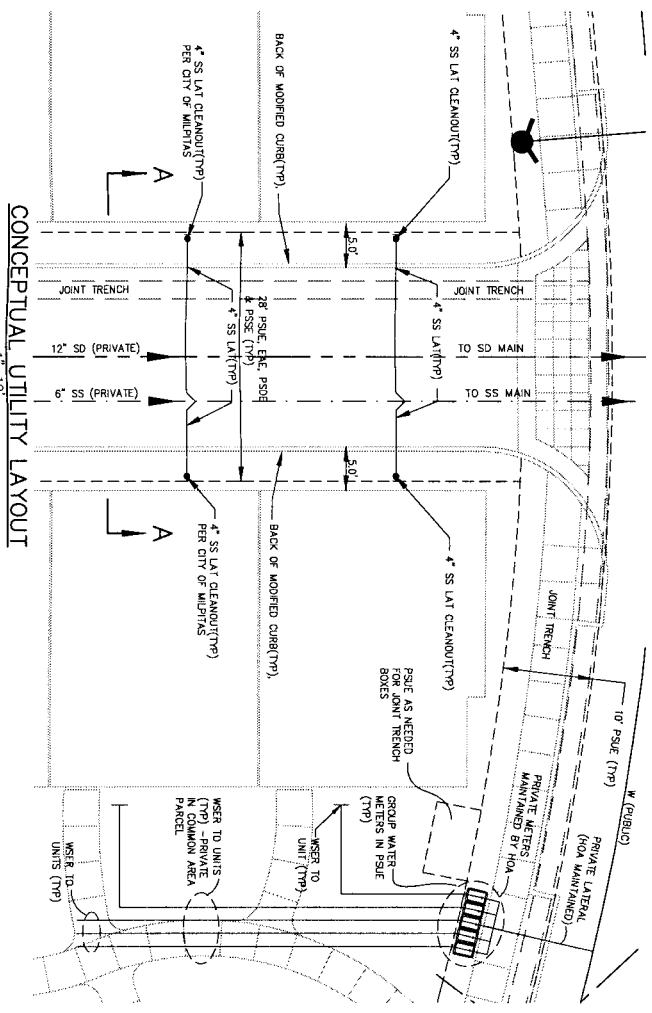




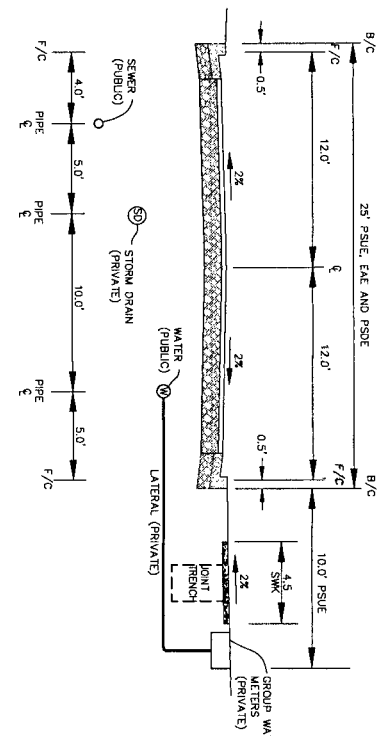
7 TYPICAL UTILITY LAYOUT
PRIVATE COURTS A-G
NO SCALE



CONCEPTUAL UTILITY LAYOUT
1" = 10'



8 TYPICAL UTILITY LAYOUT
SHAUGHNESSY DR & BELSHAW DR
NO SCALE



PROPOSED UTILITIES	
WATER LATERALS	PRIVATE
WATER	PUBLIC
STORM DRAIN	PRIVATE
SANITARY SEWER	PRIVATE

UTILITY LEGEND	
EXISTING	PROPOSED
PROJECT BOUNDARY	8" W
WATER	12" SD
STORM DRAIN	6" SS
SANITARY SEWER	MAINTENANCE
MANHOLE	FREE FITTING
CRIB INLET	CRIB INLET
LOT NUMBERS	LOT NUMBERS

DATE	MK	SHEET REVISIONS	BY	CK
JULY 06	AN	REVISIONS PER CITY COMMENTS	AN	CW
SEPT 06	CW	REVISIONS PER CITY COMMENTS	CW	

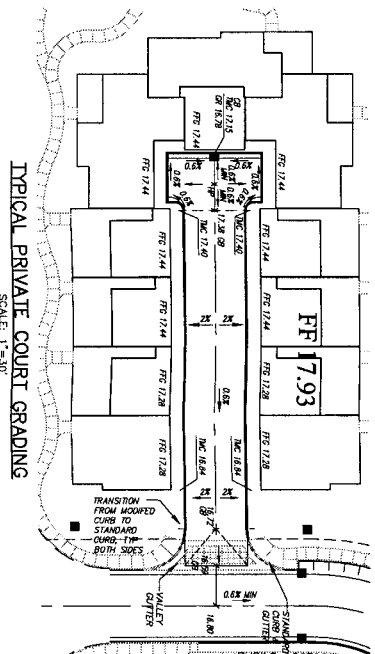
DATE	SCALE
MAY 2006	AS SHOWN

DATE	SCALE
MAY 2006	AS SHOWN

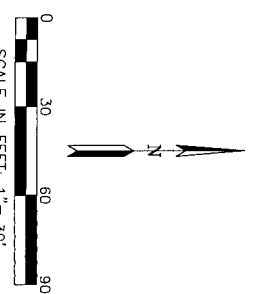
DATE	SCALE
MAY 2006	AS SHOWN

VESTING TENTATIVE MAP
UTILITIES PLAN
MILPITAS TOWN CENTER - RESIDENTIAL
MILPITAS, CALIFORNIA

Ruggeri - Jensen - Azar & Associates
8055 CAMINO ARROYO • GILROY, CA 95020
PHONE: (408) 848-0300 • FAX: (408) 848-0302



LEGEND	
EXISTING	PROPOSED
PROJECT BOUNDARY	12" W
WATER	12" SD
STORM DRAIN	12" SD
SANITARY SEWER	6" SD
MANHOLE	6" SD
FIRE HYDRANT	6" SD
CURB INLET	6" SD
LOT NUMBERS	23

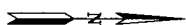


DATE	MK	SHEET REVISIONS	BY	CK
JULY 06		REVISIONS PER CITY COMMENTS	AN	
SEPT 06		REVISIONS PER CITY COMMENTS	CW	

SCALE	DATE
AS SHOWN	MAY 2006

VESTING TENTATIVE MAP
GRADING PLAN
MILPITAS TOWN CENTER — RESIDENTIAL
MILPITAS, CALIFORNIA

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